| 103.0 | 0001 | 0001.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,252,500 | / | 1,252,500 |
| USE VALUE: | 1,252,500 | / | 1,252,500 |
| ASSESSED: | 1,252,500 | / | 1,252,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 74 | | HUTCHINSON RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MARTINI KATHERINE A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 74 HUTCHINSON RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MARTINI KATHERINE A--ETAL - |
| Owner 2: | MARTINI PETER - |
| Street 1: | 74 HUTCHINSON RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 13,410 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 3630 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 13410.000 | 533,000 | | 719,500 | 1,252,500 |
| Total Card | 0.308 | 533,000 | | 719,500 | 1,252,500 |
| Total Parcel | 0.308 | 533,000 | | 719,500 | 1,252,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.00 | /Parcel: 345.0

## Legal Description

## User Acct

66252

## GIS Ref

## GIS Ref

## Insp Date

02/11/09

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 103.0-0001-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 533,000 | 0 | 13,410. | 719,500 | 1,252,500 | 1,252,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 403,300 | 0 | 13,410. | 719,500 | 1,122,800 | 1,122,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 403,300 | 0 | 13,410. | 616,700 | 1,020,000 | 1,020,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 403,300 | 0 | 13,410. | 575,600 | 978,900 | 978,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 403,300 | 0 | 13,410. | 493,400 | 896,700 | 896,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 379,700 | 0 | 13,410. | 442,000 | 821,700 | 821,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 379,700 | 0 | 13,410. | 409,100 | 788,800 | 788,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 379,700 | 0 | 13,410. | 390,100 | 769,800 | 769,800 | | 12/13/2012 |

!8202!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 22:46:53 |

## LAST REV

| Date | Time |
|---|---|
| 10/23/19 | 10:25:06 |

danam

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8202

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MARTINI KATHERI | 48948-374 | | 2/5/2007 | Family | 99 | No | No | | |
| | 17125-421 | | 6/1/1986 | | 287,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/22/2019 | 697 | Re-Roof | 17,400 | C | | | | |
| 7/29/2014 | 914 | Redo Bat | 8,000 | | 7/29/2014 | | | Bath renovation. I |
| 10/7/1997 | 627 | | 30,000 | C | | | | 12X12 ADD TO 2ND F |
| 6/5/1996 | 240 | | 10,000 | C | | | | 13X23 NEW WOOD DEC |
| 12/7/1994 | 654 | | 30,000 | C | | | | 4X8 ADD TO KITCHEN |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/5/2015 | Permit Insp | PC | PHIL C |
| 2/11/2009 | Meas/Inspect | 189 | PATRIOT |
| 11/17/1999 | Inspected | 264 | PATRIOT |
| 11/9/1999 | Mailer Sent | | |
| 10/26/1999 | Measured | 263 | PATRIOT |
| 10/18/1995 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 66252 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 13410 | | Sq. Ft. | Site | | 0 | 70. | 0.77 | 4 | | | Golf co | 25 | | | | | 719,514 | | | | | | 719,500 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.30785 | Total SF/SM: | 13410 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 719,514 | Spl Credit | | Total: | 719,500 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1948 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 4 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 3 | Rating: | Very Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.01605773 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 106.675 |
| Other Features: | 169973 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 597484 |
| Depreciation: | 64528 |
| Depreciated Total: | 532955 |

## COMMENTS

OF=SINK IN BMT XTRA SINK & SHOWER IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 4 | Baths: | 4 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 4 | M |
| Totals | | | |
| 1 | 9 | 4 | |

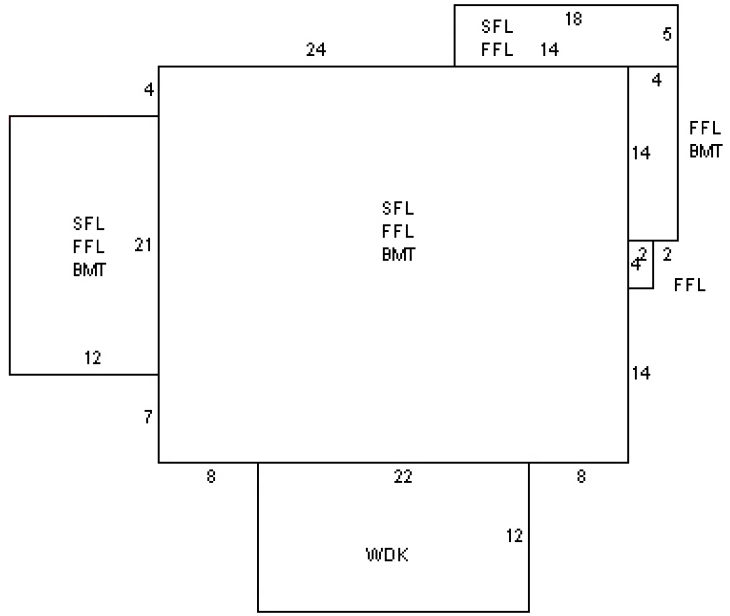
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 117.34 |
| Special Features: | 0 | Val/Su Net: | 114.48 |
| Final Total: | 533000 | Val/Su SzAd | 185.82 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,622 | 106.680 | 173,027 |
| BMT | Basement | 1,524 | 42.400 | 64,623 |
| SFL | Second Floor | 1,246 | 106.680 | 132,960 |
| WDK | Deck | 264 | 9.790 | 2,584 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,656 | | | Total: | 373,194 |
| Size Ad | 2868.4 | Gross Are | 4968 | FinArea | 3630 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | C | |
| SFL | 80 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

103.0-0001-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|